

**Agenda Item
April 17, 2006 Land Board Meeting**

Property Sale in Judith Basin County – §77-2-321-323, M.C.A.

Proposal:

DNRC, on behalf of the Montana Department of Public Health & Human Services (DPHHS), brings three properties to the Board of Land Commissioners for approval to sell at public auction.

Background:

These three properties in Judith Basin County were deeded to the State of Montana in 1975 in lieu of payment for services given by Dept of Institutions. DPHHS has no use for the properties and would like to sell them. The properties are lots in subdivided town sites which have not been developed and were used by local ranchers for grazing under Land Use Licenses.

Appraisals have been completed by a state certified appraiser and will be used in establishing a minimum bid amount and providing the basis for the Board to set the minimum bid, an amount below which the parcels may not be sold (§77-2-323, MCA).

Under authority of §77-2-321, MCA, on behalf of DPHHS, DNRC presents this request for approval. If the minimum bid, or more, is received at auction, DNRC requests permission to consummate the sale without returning to the Land Board.

Public Process:

DNRC has completed an EA Checklist with a finding of no significant impact, and will publish a Public Notice with the details of the sale.

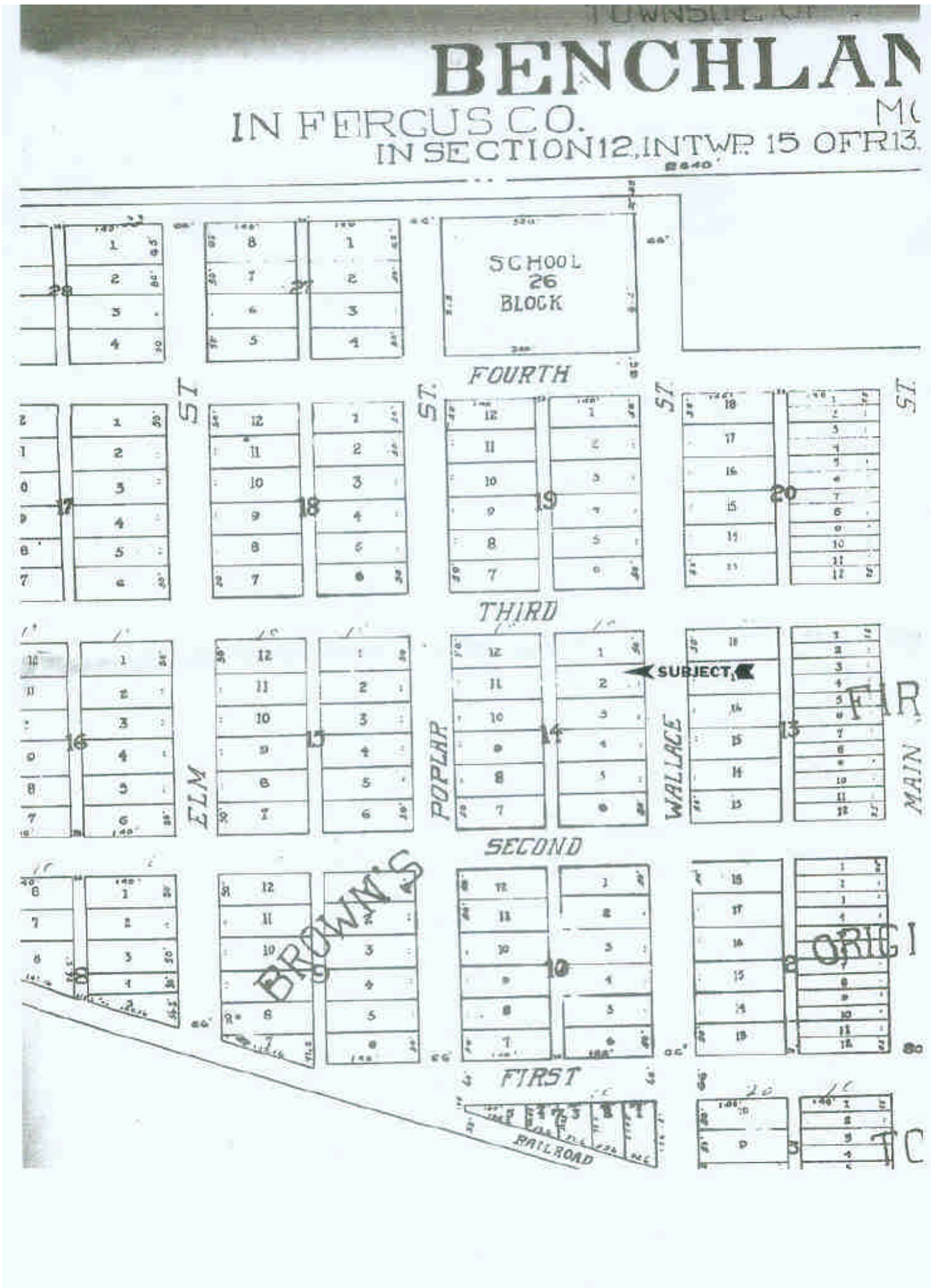
Agency Recommendation:

Based on the following appraised values, the Director requests the Board approve the recommended minimum bid amounts for the public auction. Further, the Director recommends the Board give final approval for the sale of the lots and the closing of the sales within 30 days of auction.

Recommended Minimum Bid Amount			
Legal Description	Townsite	Acreage	Recommended Minimum Bid
Lots 9 – 12, Block 4	First Addition to Town of Moccasin	.32	\$2,000.00
Lots 11 & 12, Block 31	Original Townsite of Hobson	.32	\$7,000.00
Lots 1 & 2, Block 14	Brown's First Addition of Benchland	.32	\$ 500.00

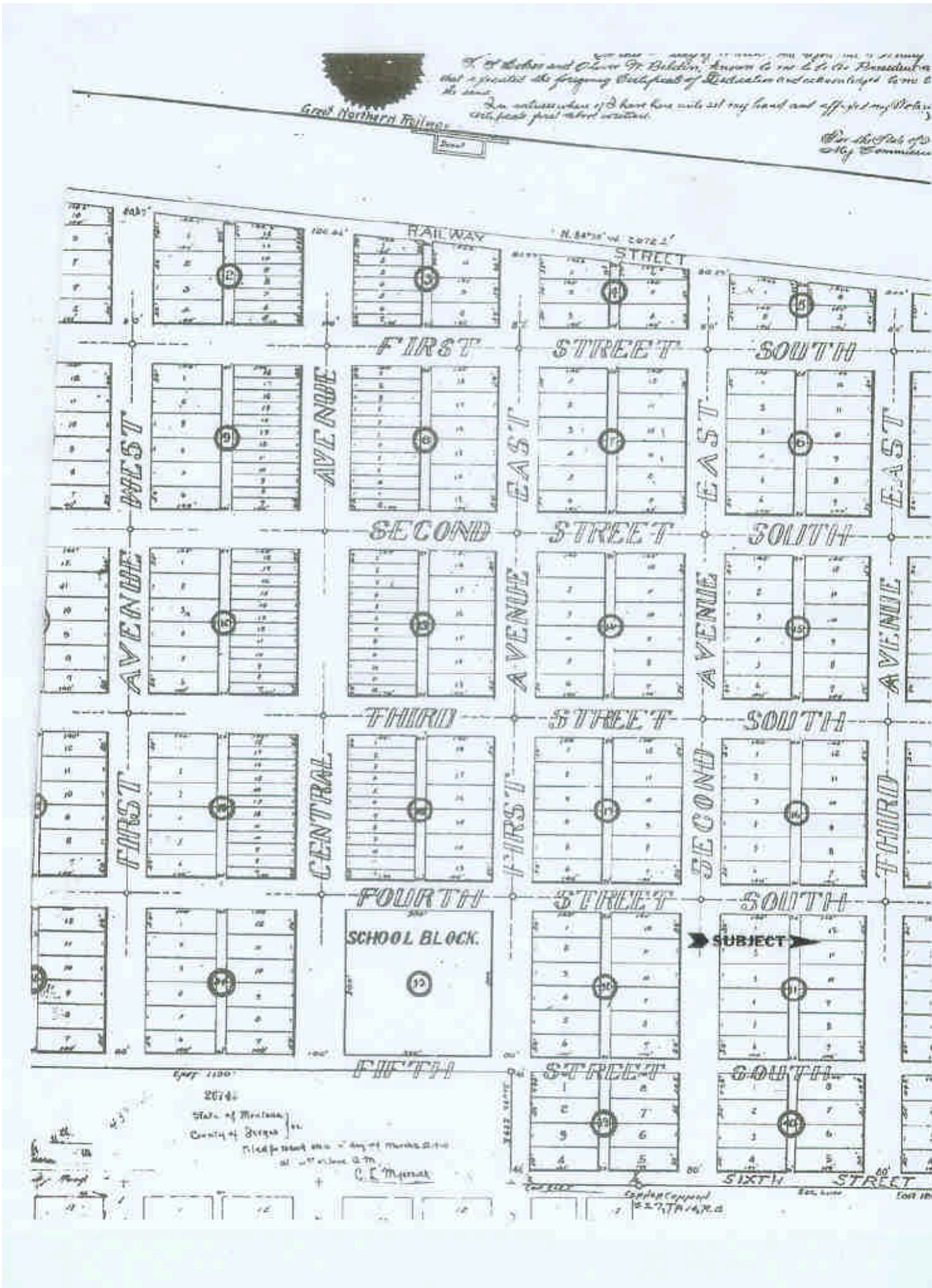
PLAT MAP

Borrower: Not Applicable	File No.: 01210603
Property Address: Wallace Street	Case No.:
City: Benchland	State: MT Zip: 59462
Lender: Department of Public Health & Human Services	



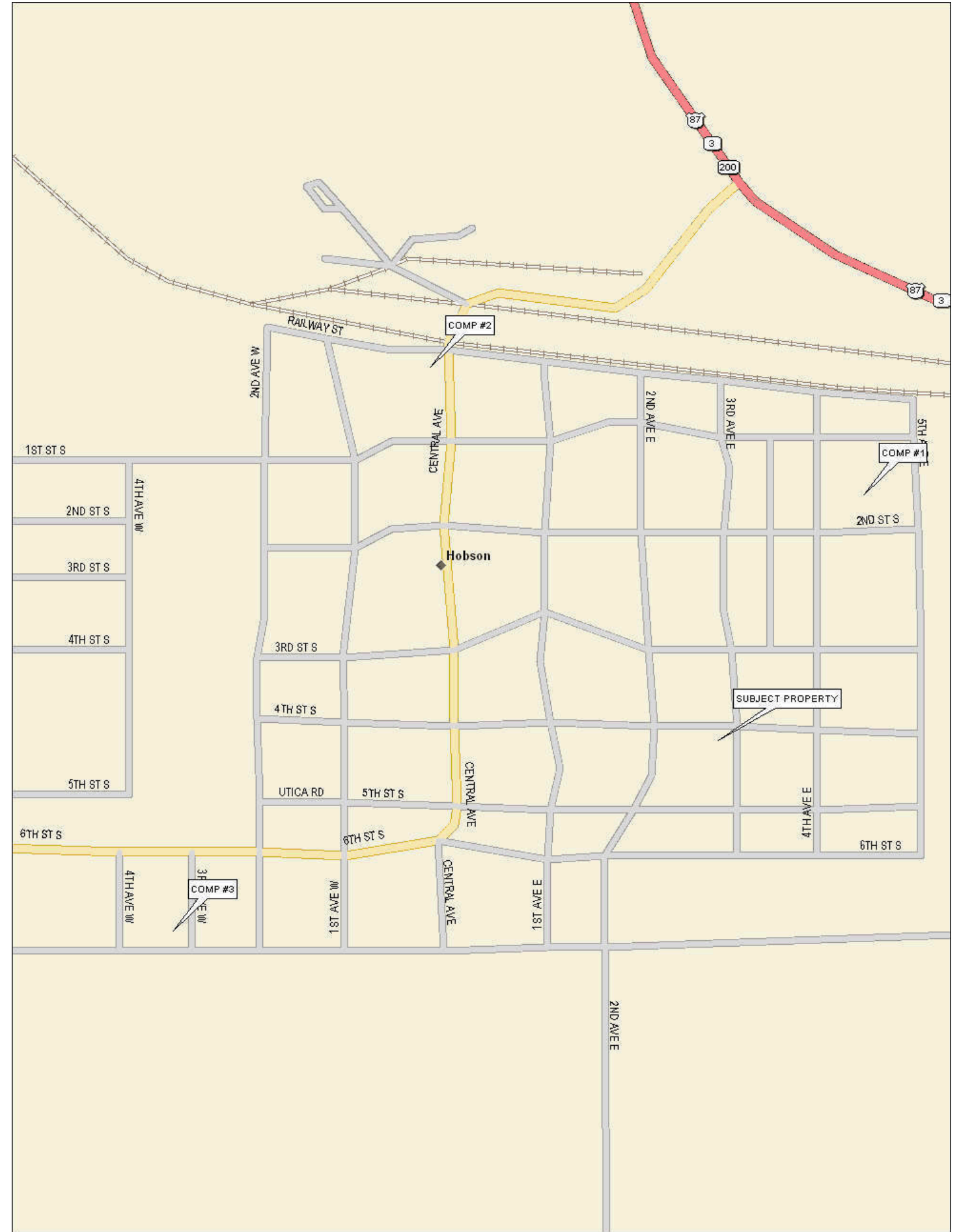
PLAT MAP

Borrower: Not Applicable	File No.: 01210601
Property Address: 3rd Avenue East & 4th Street South	Case No.:
City: Hobson	State: MT
Lender: Department of Public Health & Human Services	Zip: 59452

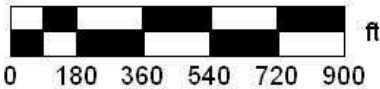


LOCATION MAP

Borrower: Not Applicable		File No.: 01210601	
Property Address: 3rd Avenue East & 4th Street South		Case No.:	
City: Hobson		State: MT	Zip: 59452
Lender: Department of Public Health & Human Services			



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PLAT MAP

Borrower: Not Applicable	File No.: 01210602
Property Address: Central Avenue	Case No.:
City: Moccasin	State: MT Zip: 59462
Lender: Department of Public Health & Human Services	

